

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/23 Marlborough Road Bayswater VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$565,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

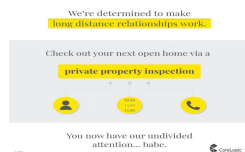
6/4 Maida Avenue Bayswater VIC 3153	\$570,315	11-Jul-20
2C Farnham Road Bayswater VIC 3153	\$600,000	08-May-20
4/44 Sinclair Road Bayswater VIC 3153	\$555,323	16-Jun-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 November 2020

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6/4 Maida Avenue Bayswater VIC 3153

2 1 1

Sold Price

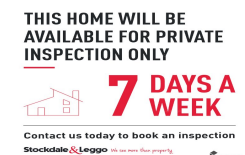
\$570,315

Sold Date

11-Jul-20

Distance

0.58km



2C Farnham Road Bayswater VIC 3153

2 1 2

Sold Price

\$600,000

Sold Date

08-May-20

Distance

1.63km



4/44 Sinclair Road Bayswater VIC 3153

3 2 1

Sold Price

\$555,323

Sold Date

16-Jun-20

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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